

UNIT 2, WAVERLEY INDUSTRIAL ESTATE HAILSHAM DRIVE, HARROW HA1 4TR


david charles
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020 8866 0001

15,970 SQ FT / 1,483 SQ M

LIGHT INDUSTRIAL/WAREHOUSE/OFFICE UNIT - TO LET



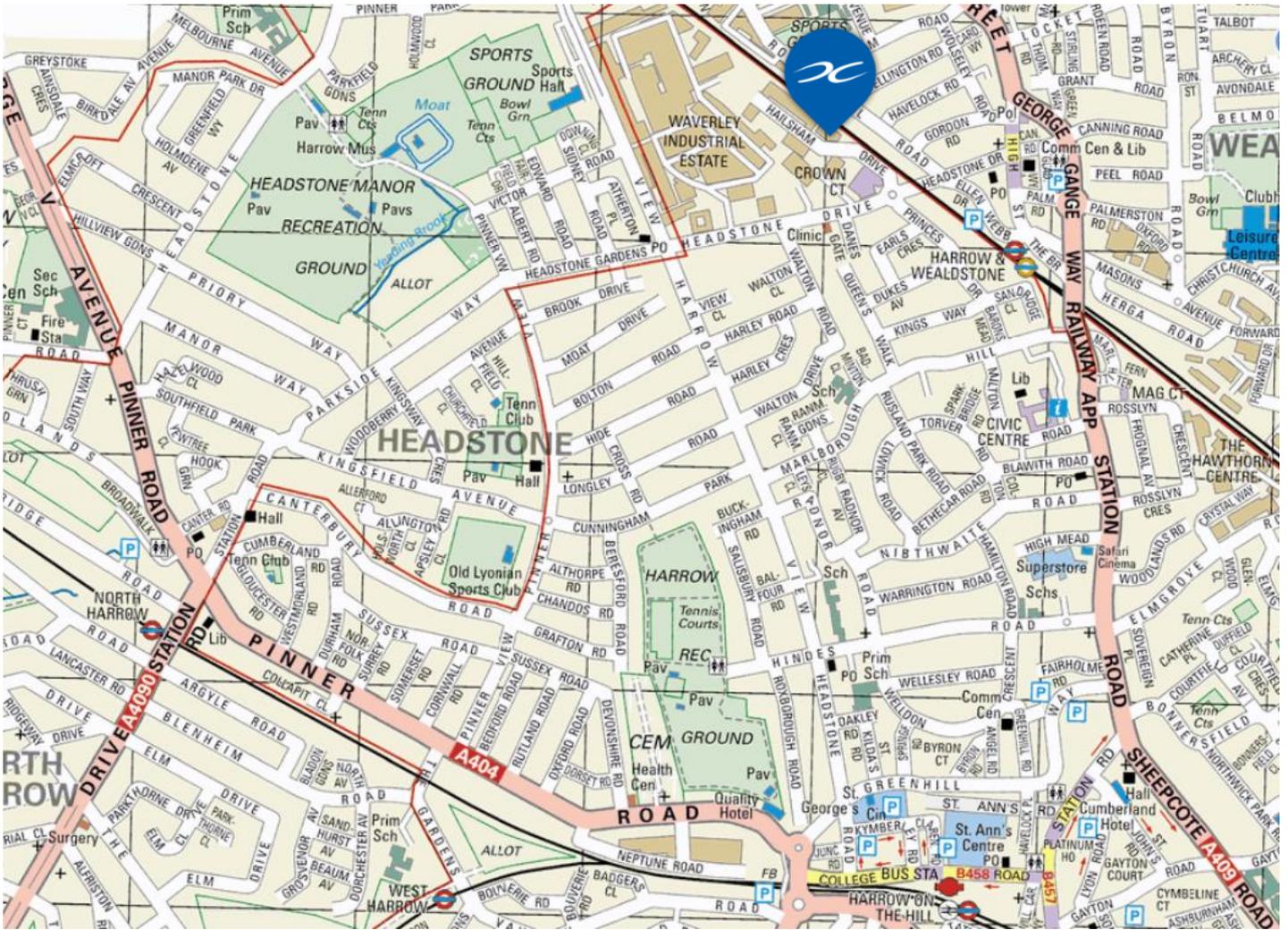
LOCATION

Waverley Industrial Estate comprises a modern well laid out estate and is considered the best in the locality. It is approximately 1 mile to the north of Harrow town centre and close to Harrow & Wealdstone Bakerloo and Mainline station and easily accessible to the M1, M25 and A1 motorways and Heathrow and Luton Airports. Retail facilities are within a short walk as are bus routes.

ACCOMMODATION

The premises comprise a detached light industrial unit of steel frame with brick and profile sheet elevations. Externally there are ample areas of loading and circulation with 32 parking spaces. The premises are currently fitted to suit my clients purposes including a double height reception and a mix of well appointed offices and conference rooms. The warehouse has an eaves height of 18ft with double loading doors although this area is currently fitted as offices. EPC 75.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



FLOOR AREAS (gross internal)

Ground Floor	14,138 sqft	1,313.4 sqm
First Floor	<u>1,832 sqft</u>	<u>170.2 sqm</u>
Total	15,970 sqft	1,483.6 sqm

LEASE TERMS

The premises are held by way of a lease for a term of 5 years from 29 September 2014 at a rent of £139,100 per annum exclusive of all outgoings. This lease is available by way of an assignment at the passing rent or subject to agreement a new lease directly from the landlords.

BUSINESS RATES

Prospective tenants are advised to make their own enquiries with the Valuation Office as the assessment for this building is part of other premises occupied by our clients on the estate.

VIEWINGS

Strictly by appointment through sole agents:

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